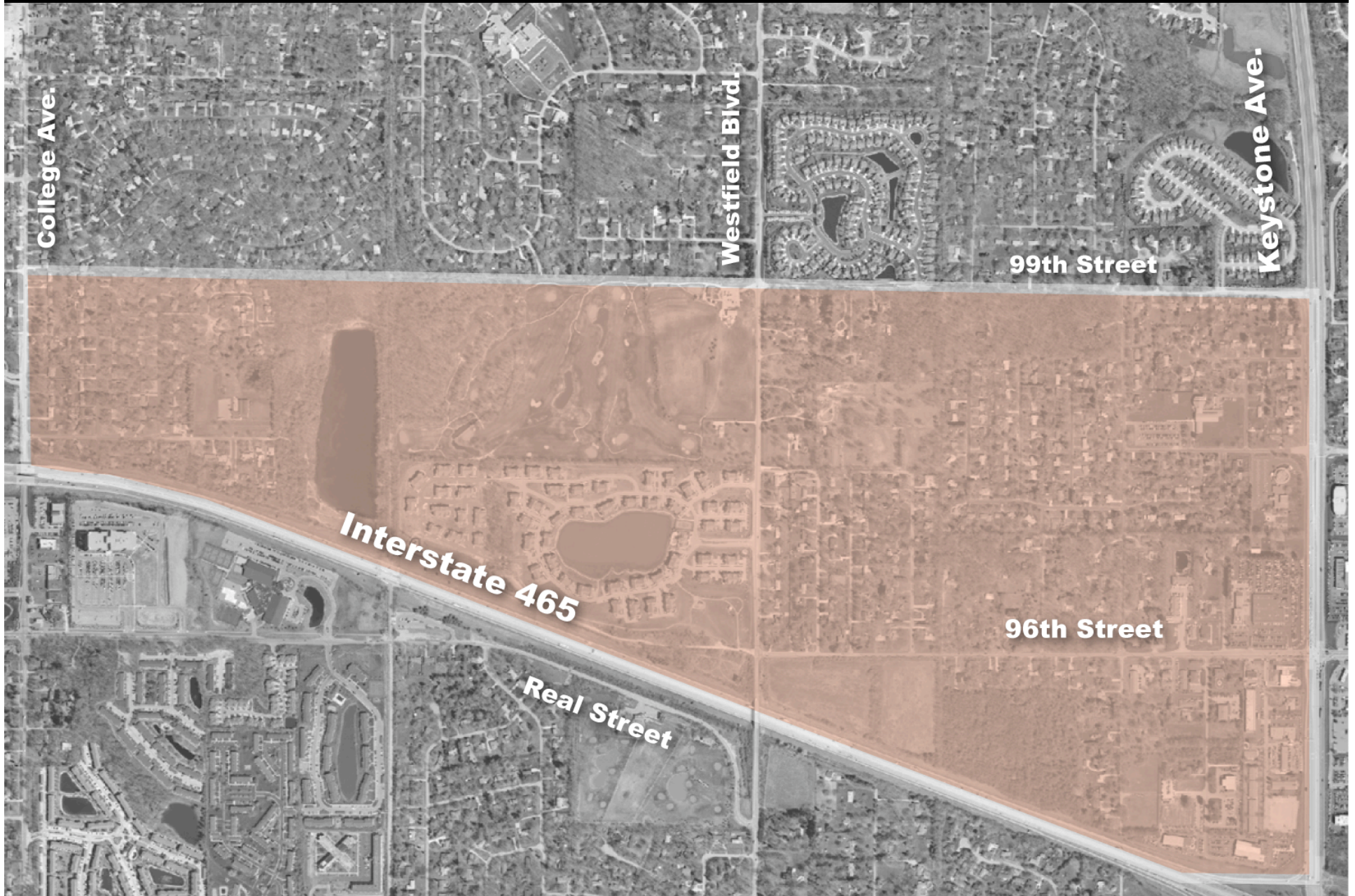


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INTRODUCTION Focus Area



- This planning effort seeks to bring together various stakeholders in the South Carmel area to discuss, understand, and design a 5 to 15-year conceptual vision for a dynamic neighborhood district, not just a series of subdivisions.
- This effort is a preliminary discussion. It's goal is to bring issues to the table and allow for an open dialogue, while providing conceptual planning for the future.
- This effort seeks to build a plan for the future that works with, not against, the City of Carmel's various systems, including auto transportation, open space and pedestrian mobility.

Project Assumptions

- **Cities change. Land uses change. Carmel is changing. Planning is important in order to understand, design for and benefit from this fact, facilitating a high quality of life in the future.**
- **The design attitude of this project should utilize best practices in urban design and planning, making a pedestrian-friendly community for all residents.**
- **The community of this area desires an open dialogue and discussion about the future of this district and is willing to discuss many options for its preservation and development.**

Project Understandings

- **This project understands that various stakeholders have economic interests in future plans. It also understands non-economic interests and seeks to provide options that maximize both to the greatest extent possible.**
- **The City of Carmel's Department of Community Services (DOCS) is sponsoring this project because it sees an opportunity to connect various stakeholders together in an effort to create a true neighborhood that is of great benefit to all.**
- **EDEN Land & Design, Inc. is a local land use and planning consultant that has been retained to lead this effort and provide critical analysis, opinion, and conceptual design based on best practices of urban planning and design.**

Scope & Timeframe

- **MAY 23 - Initial Introduction and Discussion**
- **JUNE 6 - Initial Observations, Analysis, Conceptual Land Use Ideas Presented and Discussed.**
- **Month of June - Refinements and Review**
- **July 12 - Presentation of Conceptual Plan Refinements**
- **Month of July - Summary Booklet created**

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PLANNING SECTION:

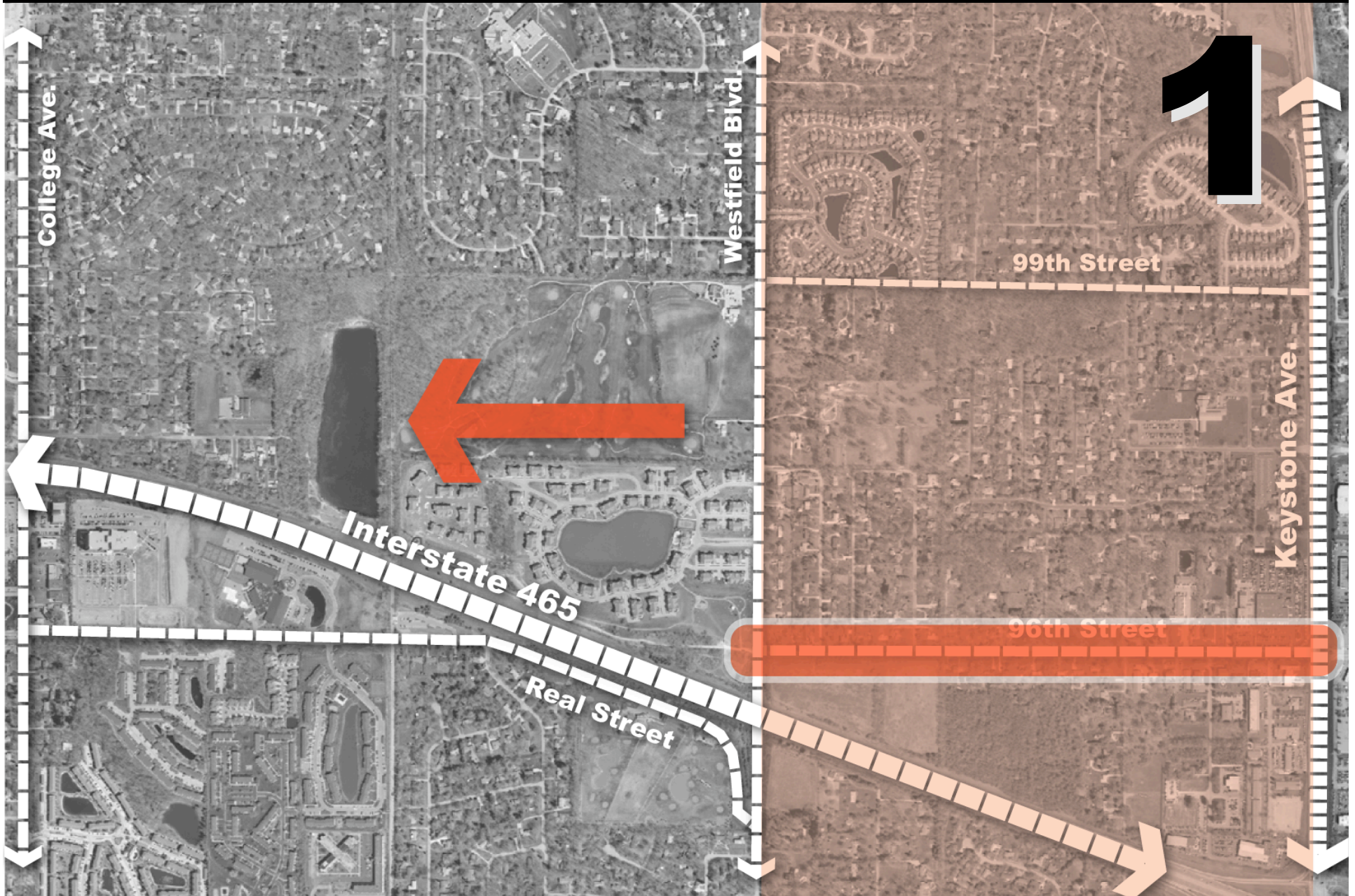
Design Keys

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*96th Street is a critical
east/west automobile corridor and this
district needs a connection to the west.*



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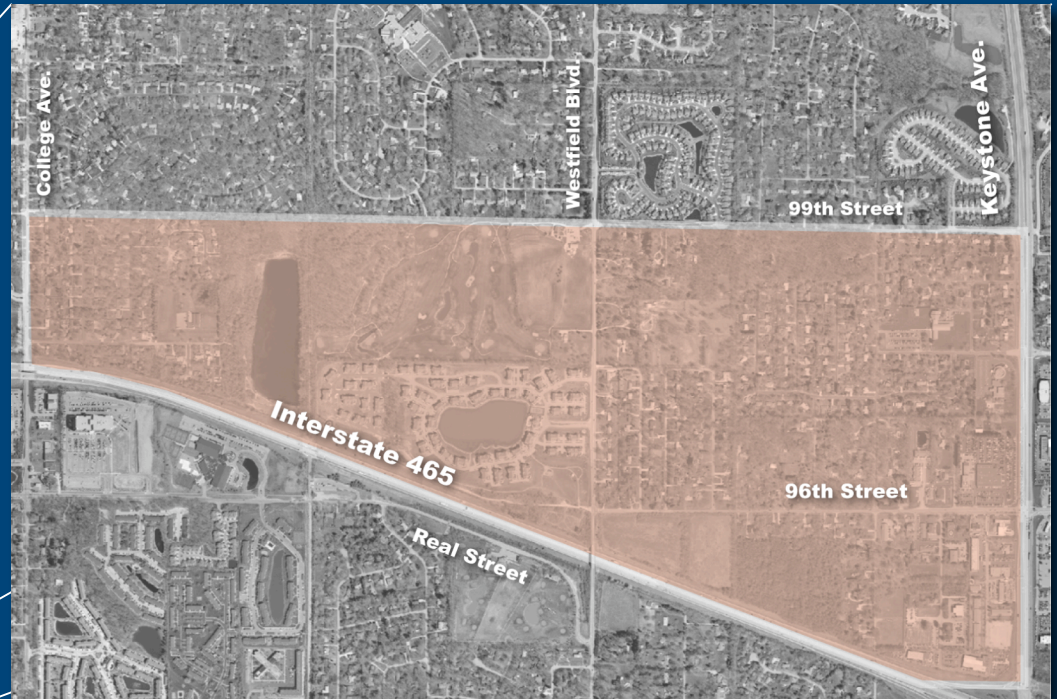
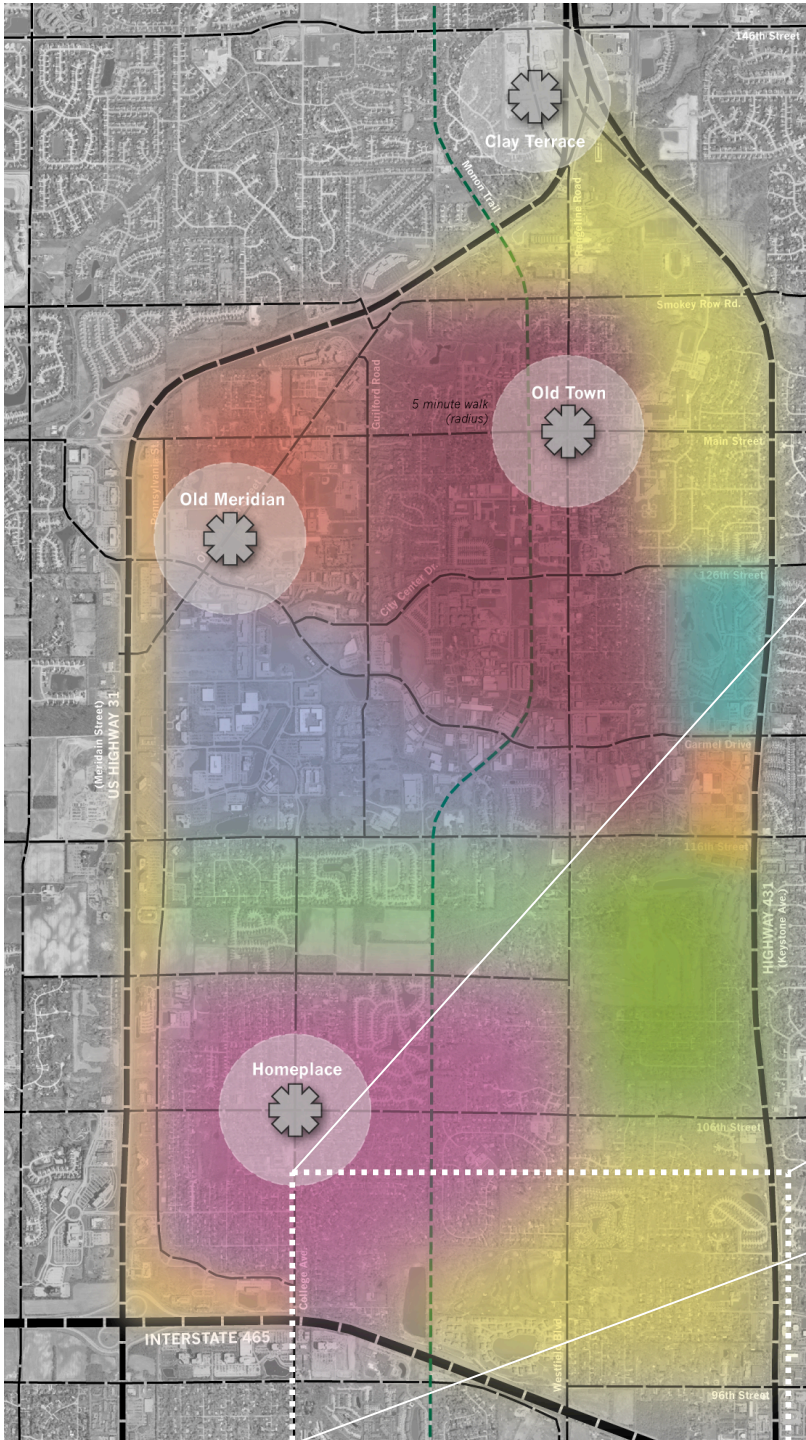
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***96th Street is a critical
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The south side of Carmel needs a neighborhood “hub” where there is a critical mass of services, living options and a mix of land uses.

2



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*The south side of Carmel needs a neighborhood
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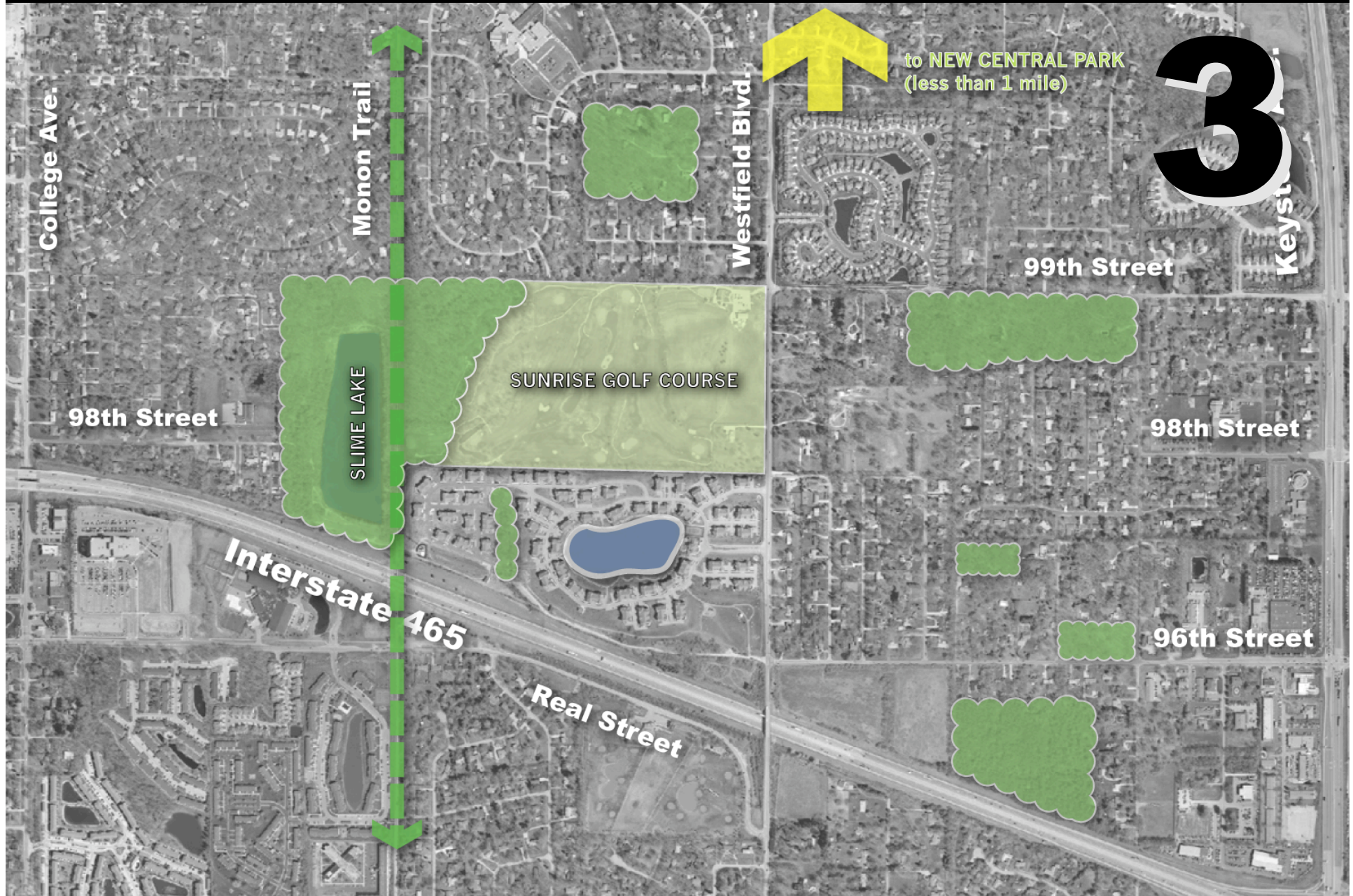


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Significant tree resources are found in this district and their conservation is important.



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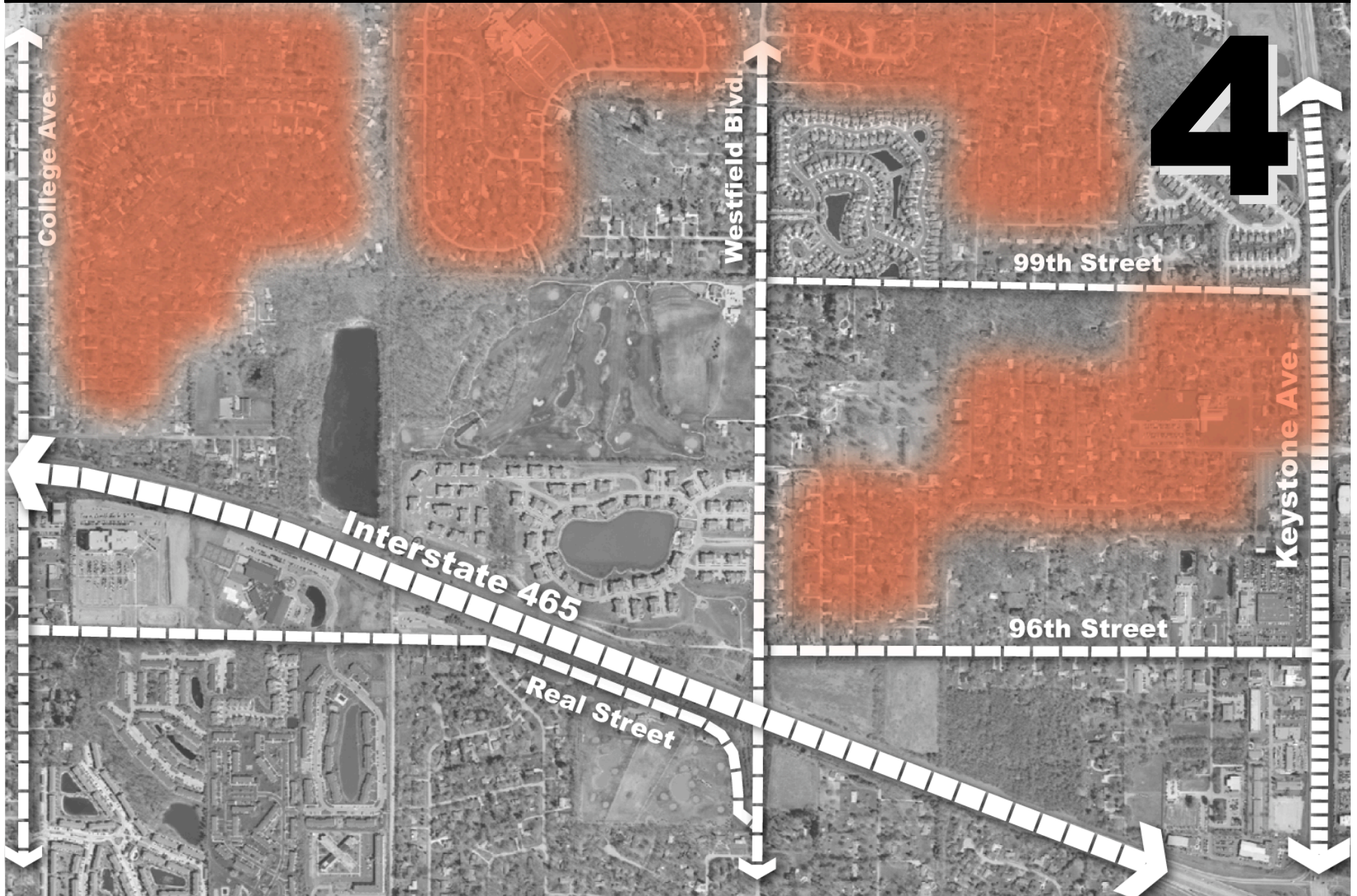


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*Older, small lot single family housing stock is
suitable for continued use and provides an
affordable option for housing.*



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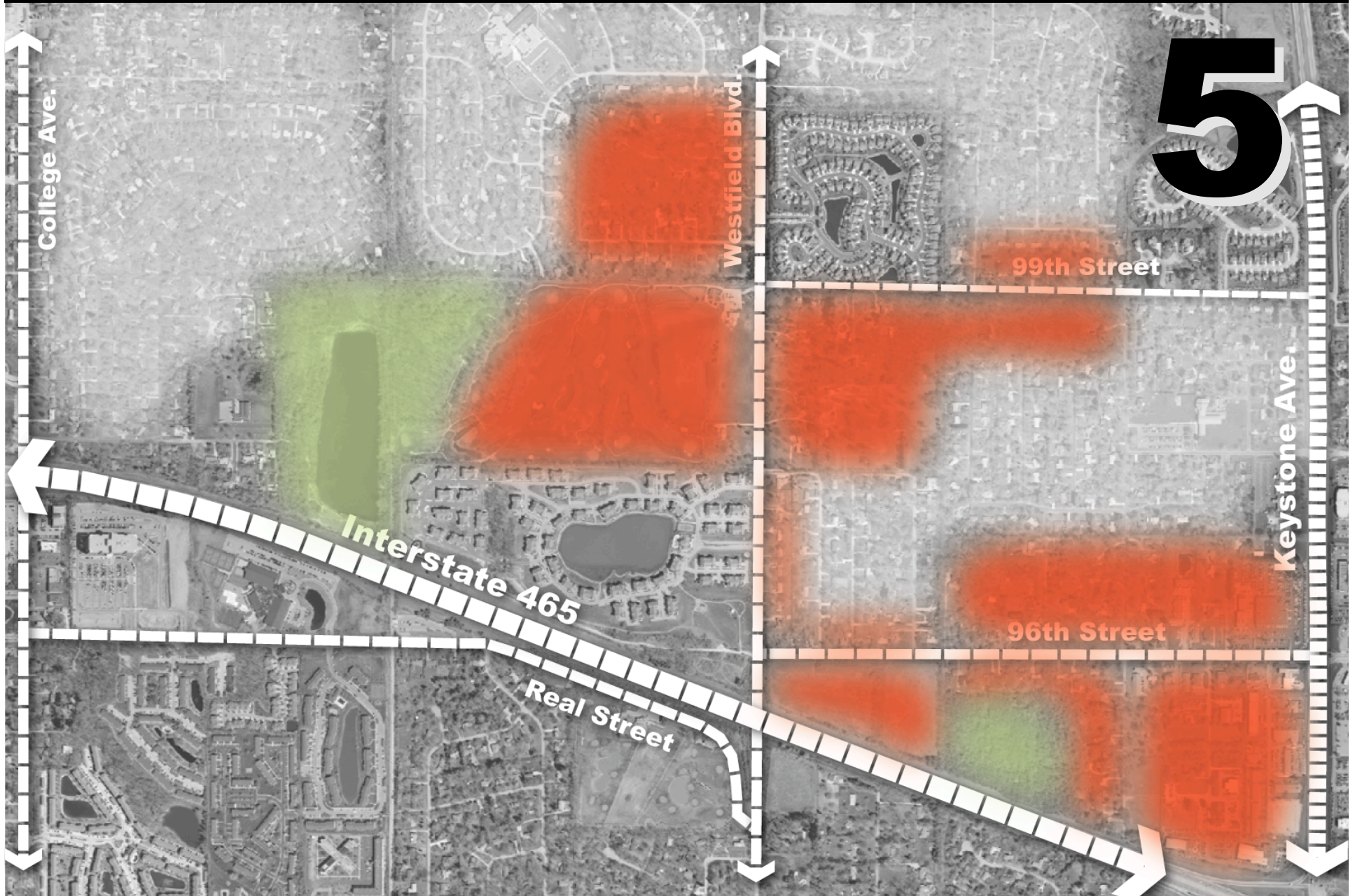


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*Current land values indicate that redevelopment
and land use change is a reality.*



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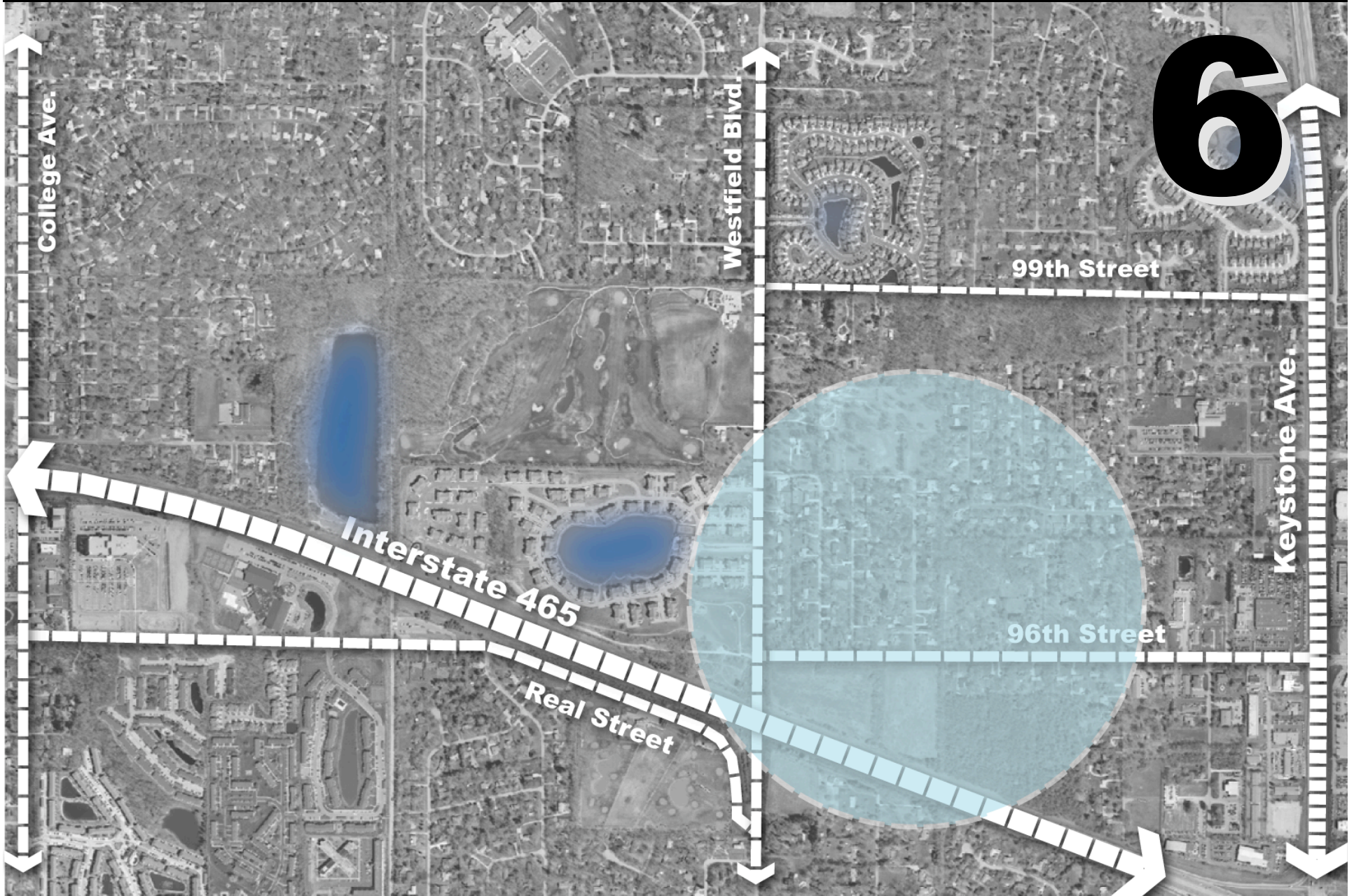


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Drainage of water in the district is an issue and accommodations must be made to plan for this condition.



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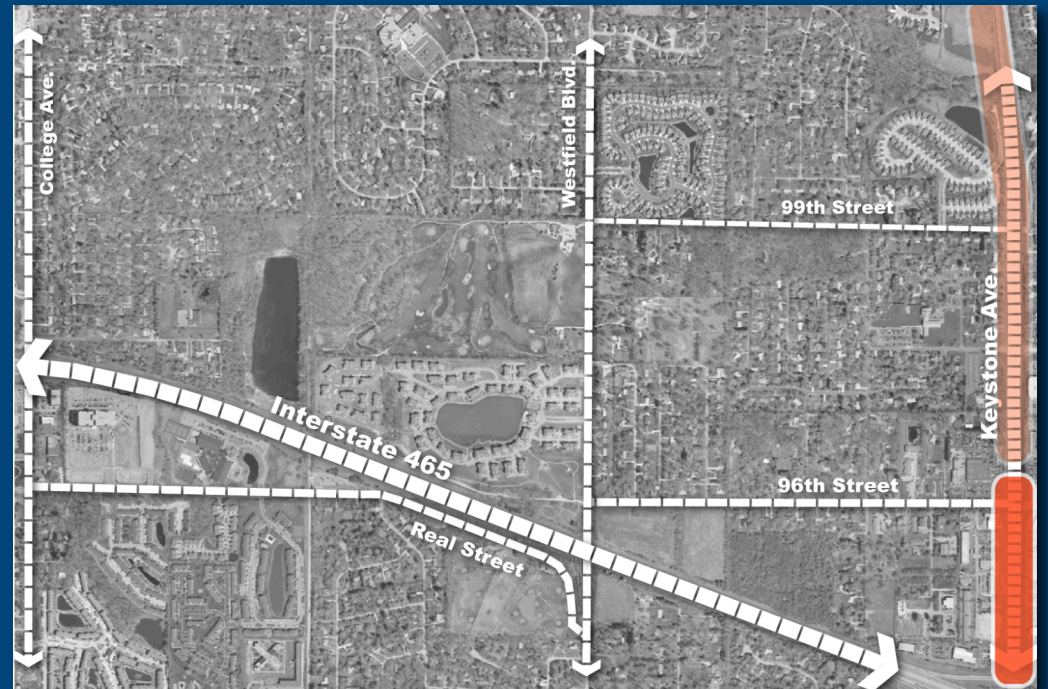
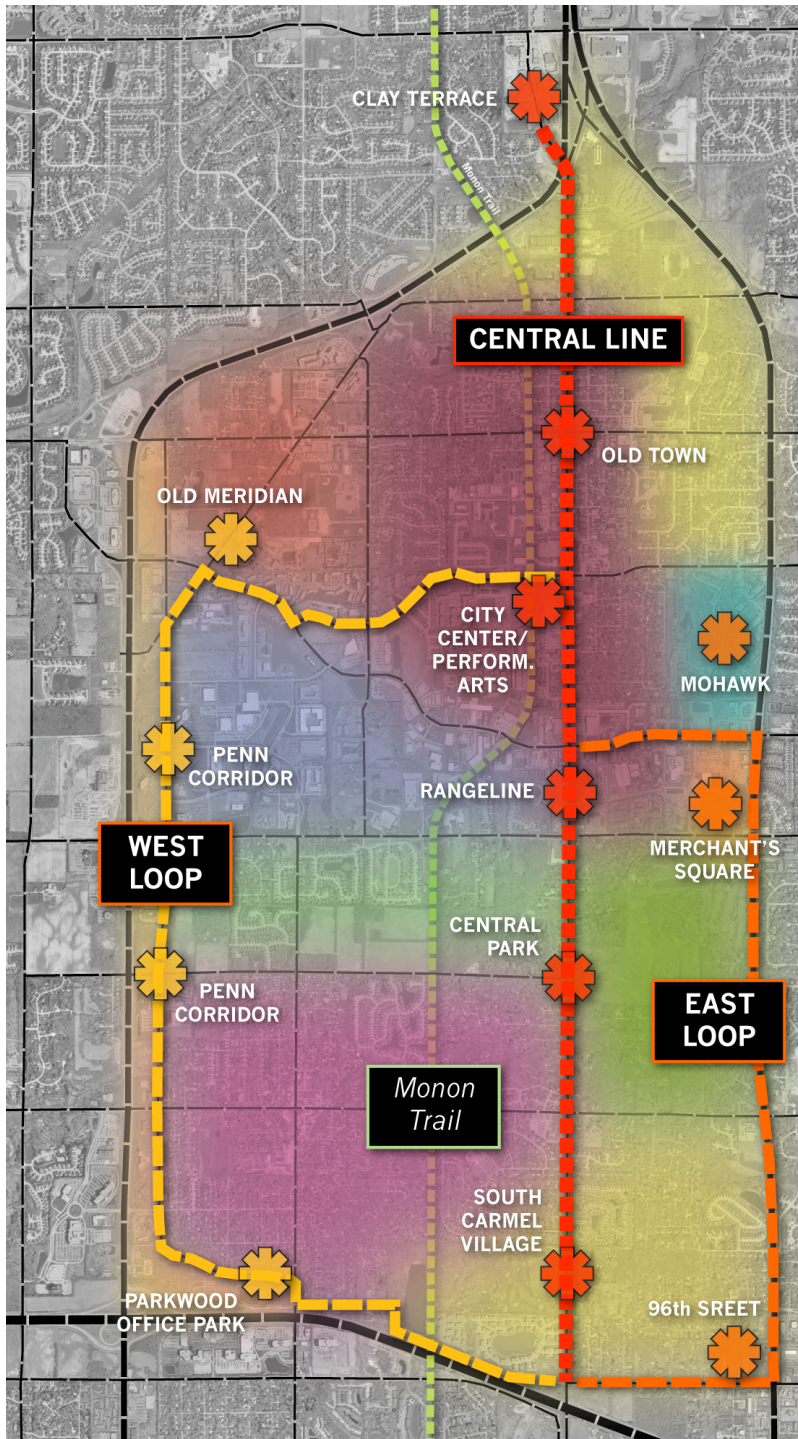
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Transit is a critical issue in this district and opportunities to connect with Indianapolis and internally within Carmel are extremely important.

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PLANNING:

Conceptual Framework No. 1

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Existing Roadway Framework
FRAMEWORK #1



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Planning Area
FRAMEWORK #1



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Neighborhood Conservation **FRAMEWORK #1**

- *Significant Tree Growth*
- *Affordable Housing Stock*
- *Relatively small lot design*
- *Renovation/Add-on Potential*



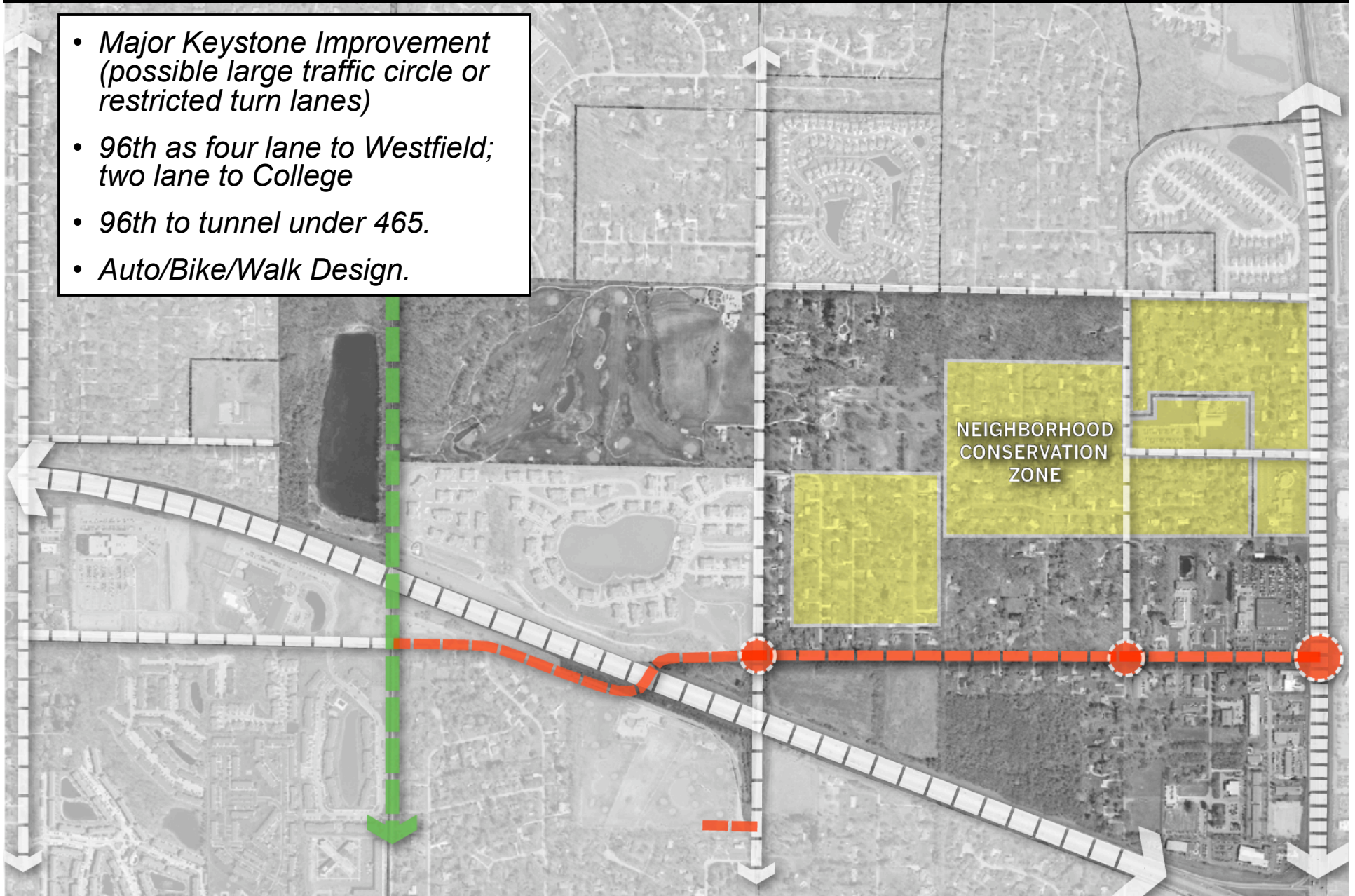
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96th Street Extension / Keystone Improvements **FRAMEWORK #1**

- *Major Keystone Improvement (possible large traffic circle or restricted turn lanes)*
- *96th as four lane to Westfield; two lane to College*
- *96th to tunnel under 465.*
- *Auto/Bike/Walk Design.*



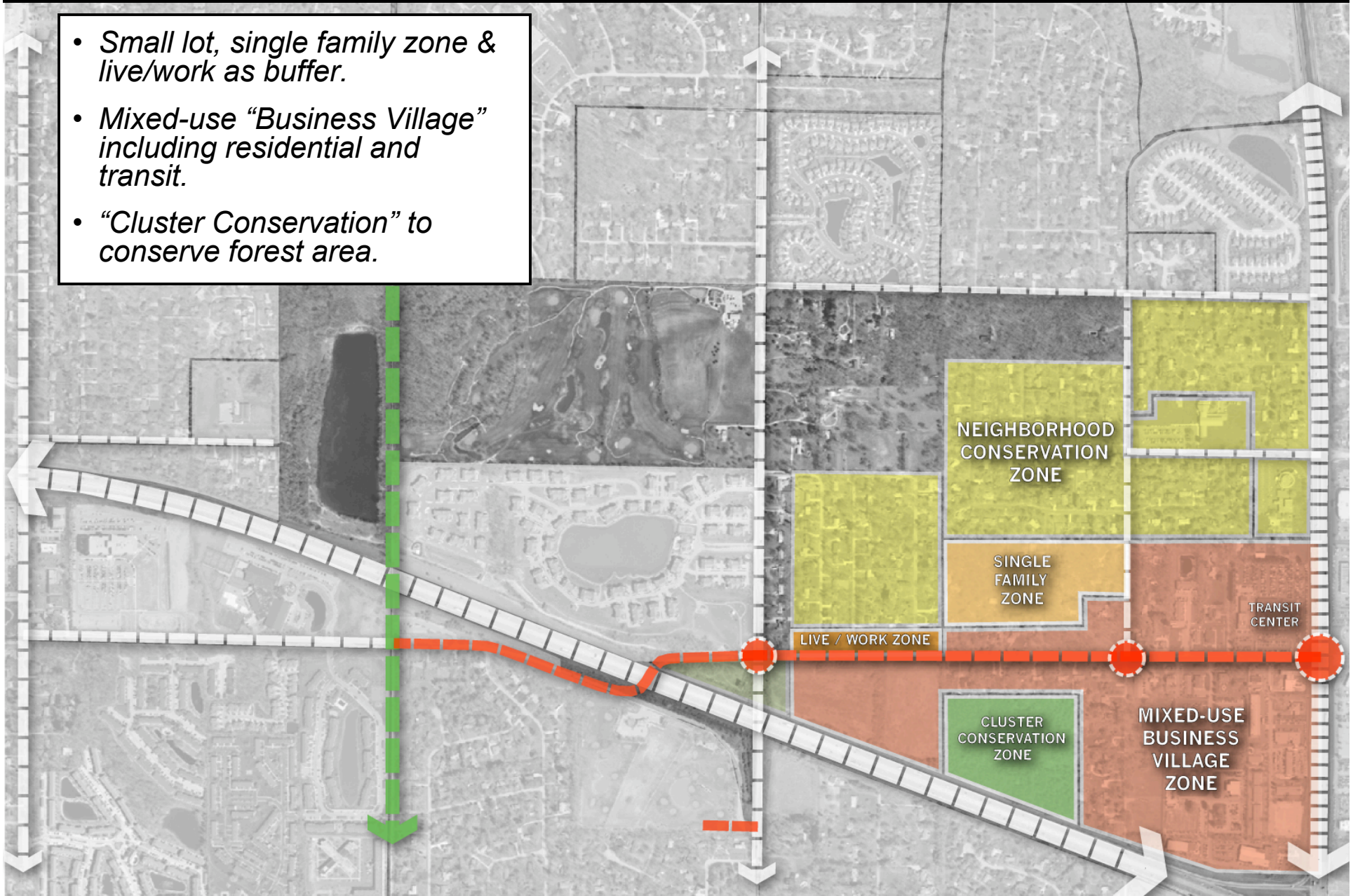
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96th Street Development Corridor **FRAMEWORK #1**

- *Small lot, single family zone & live/work as buffer.*
- *Mixed-use "Business Village" including residential and transit.*
- *"Cluster Conservation" to conserve forest area.*



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Westfield Blvd. Development Corridor - Phase 1

FRAMEWORK #1

- *Westfield roadway improvements with traffic circle entrance.*
- *Townhouse street edge development.*
- *“Village Zone” with mix of uses and densities.*
- *Conservation Zone for forest.*



South Carmel District - 96th Street/Westfield Blvd.

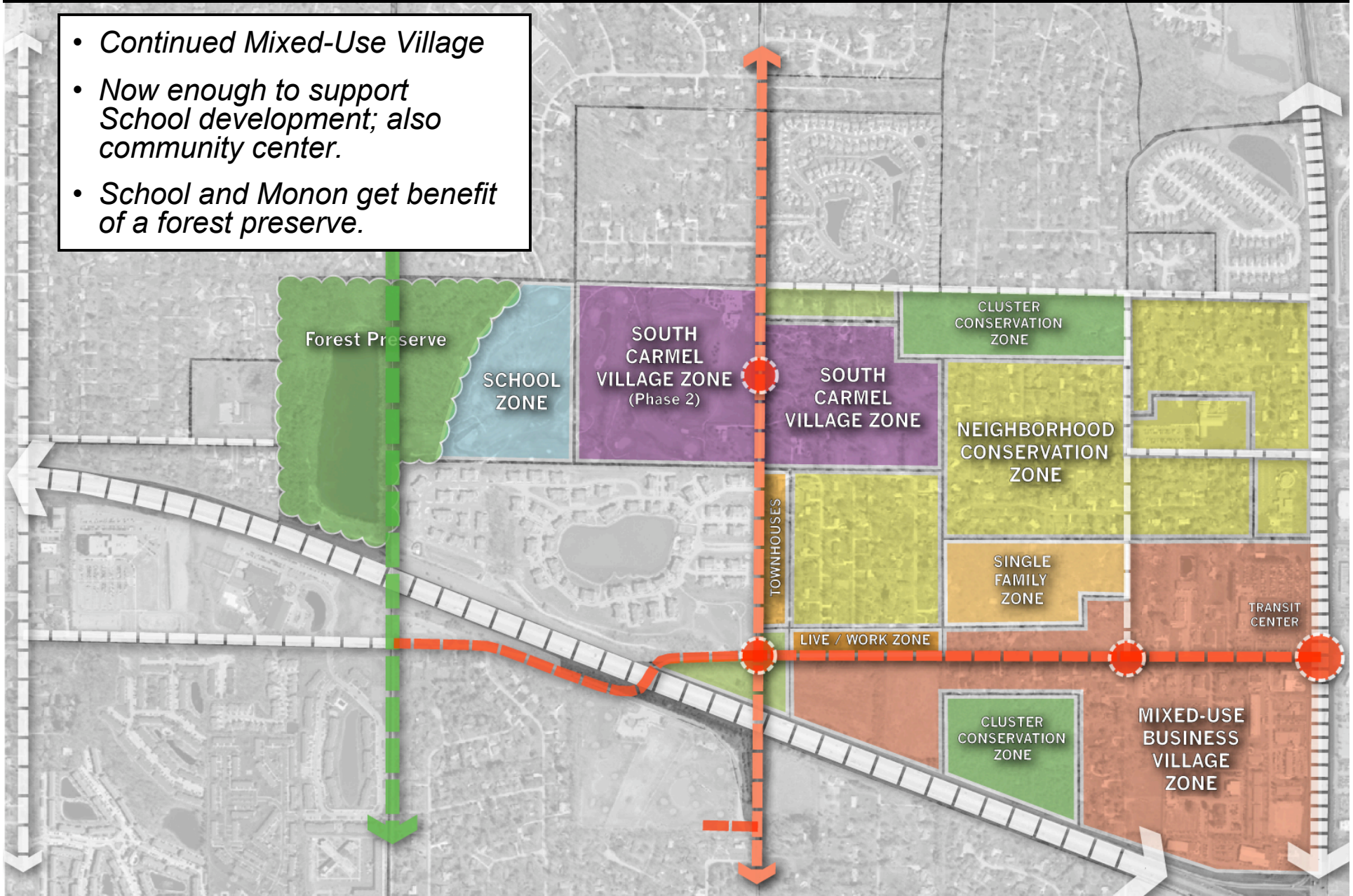
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Westfield Blvd. Development Corridor - Phase 2

FRAMEWORK #1

- *Continued Mixed-Use Village*
- *Now enough to support School development; also community center.*
- *School and Monon get benefit of a forest preserve.*



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PLANNING:

Conceptual Framework No. 2

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Existing Roadway Framework
FRAMEWORK #2



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Planning Area **FRAMEWORK #2**

- Includes properties north of 99th Street.
- Possible 96th Street Corridor north of 465 included.

PLANNING AREA

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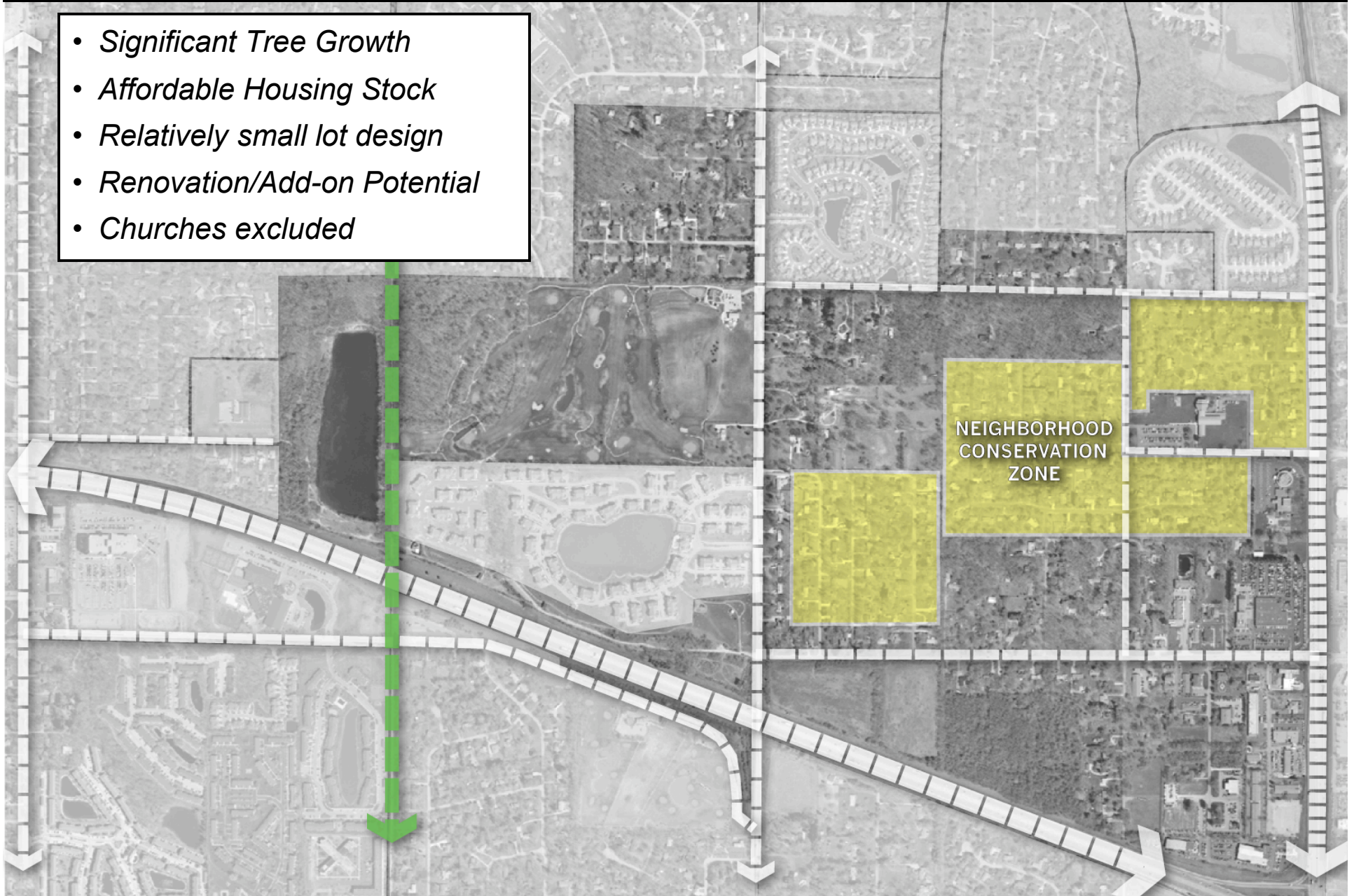
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Neighborhood Conservation **FRAMEWORK #2**

- *Significant Tree Growth*
- *Affordable Housing Stock*
- *Relatively small lot design*
- *Renovation/Add-on Potential*
- *Churches excluded*

NEIGHBORHOOD
CONSERVATION
ZONE



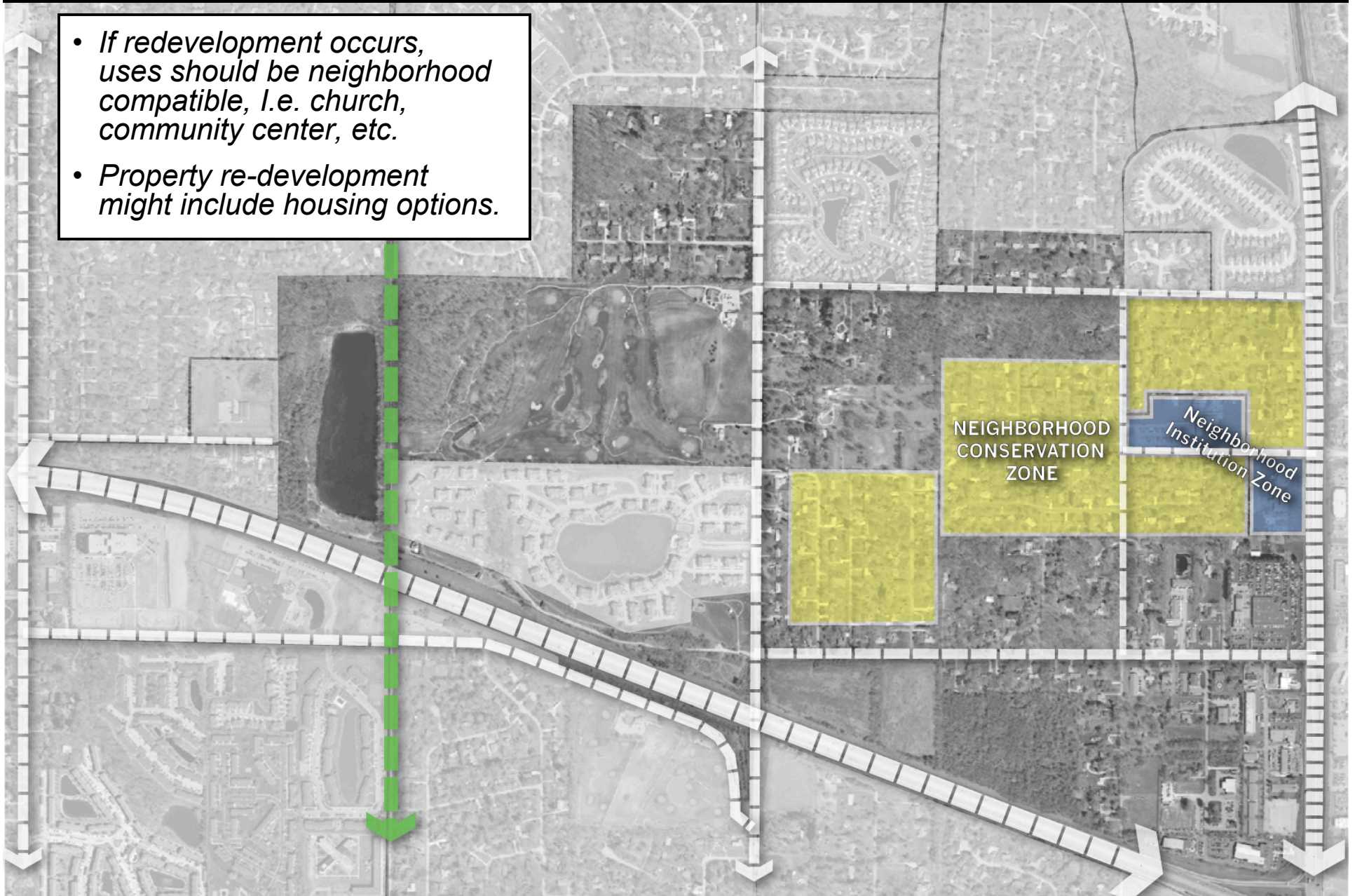
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Church Development Opportunities **FRAMEWORK #2**

- *If redevelopment occurs, uses should be neighborhood compatible, I.e. church, community center, etc.*
- *Property re-development might include housing options.*



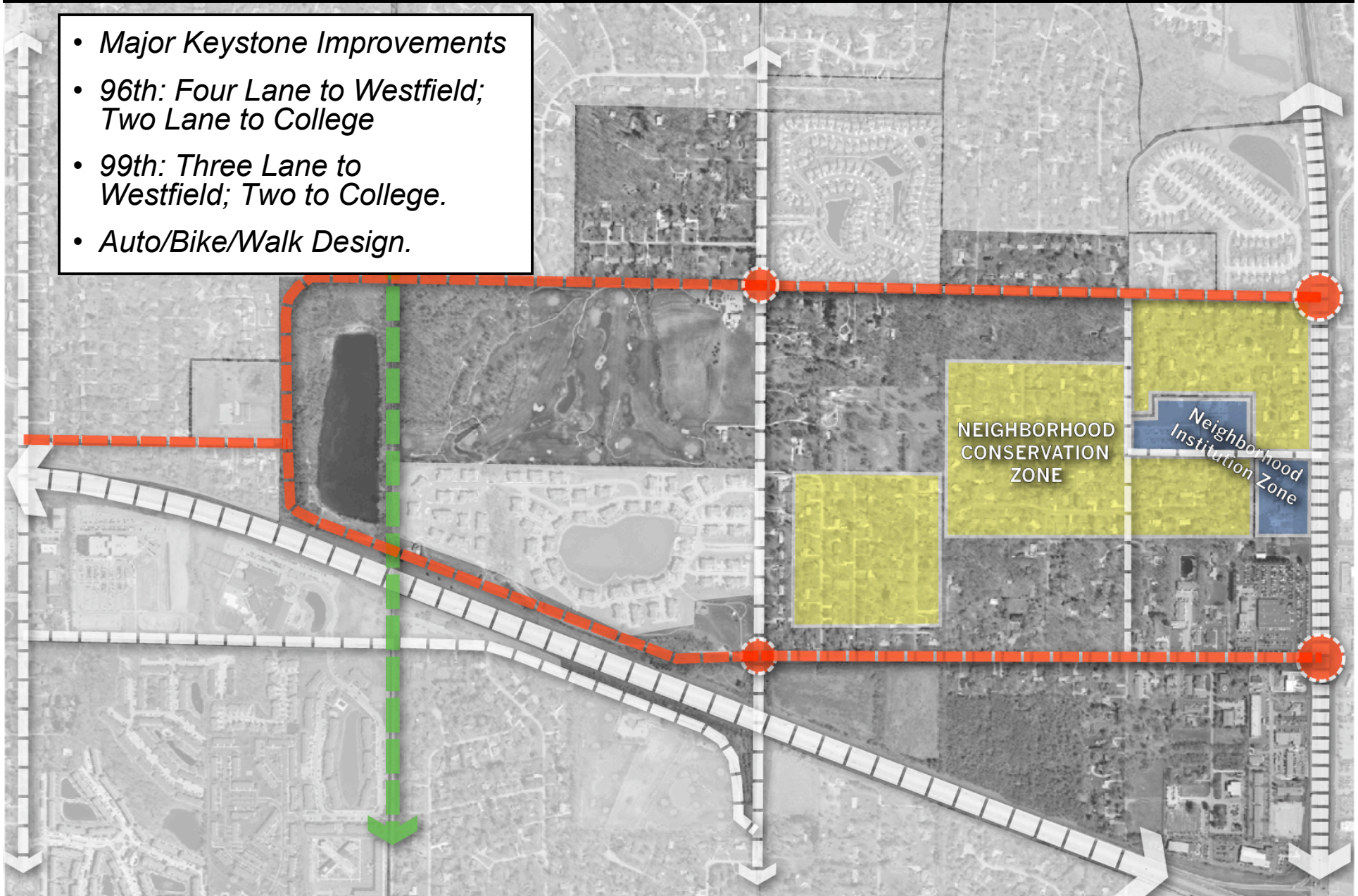
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96th & 99th Street Improvements **FRAMEWORK #2**

- *Major Keystone Improvements*
- *96th: Four Lane to Westfield;
Two Lane to College*
- *99th: Three Lane to
Westfield; Two to College.*
- *Auto/Bike/Walk Design.*



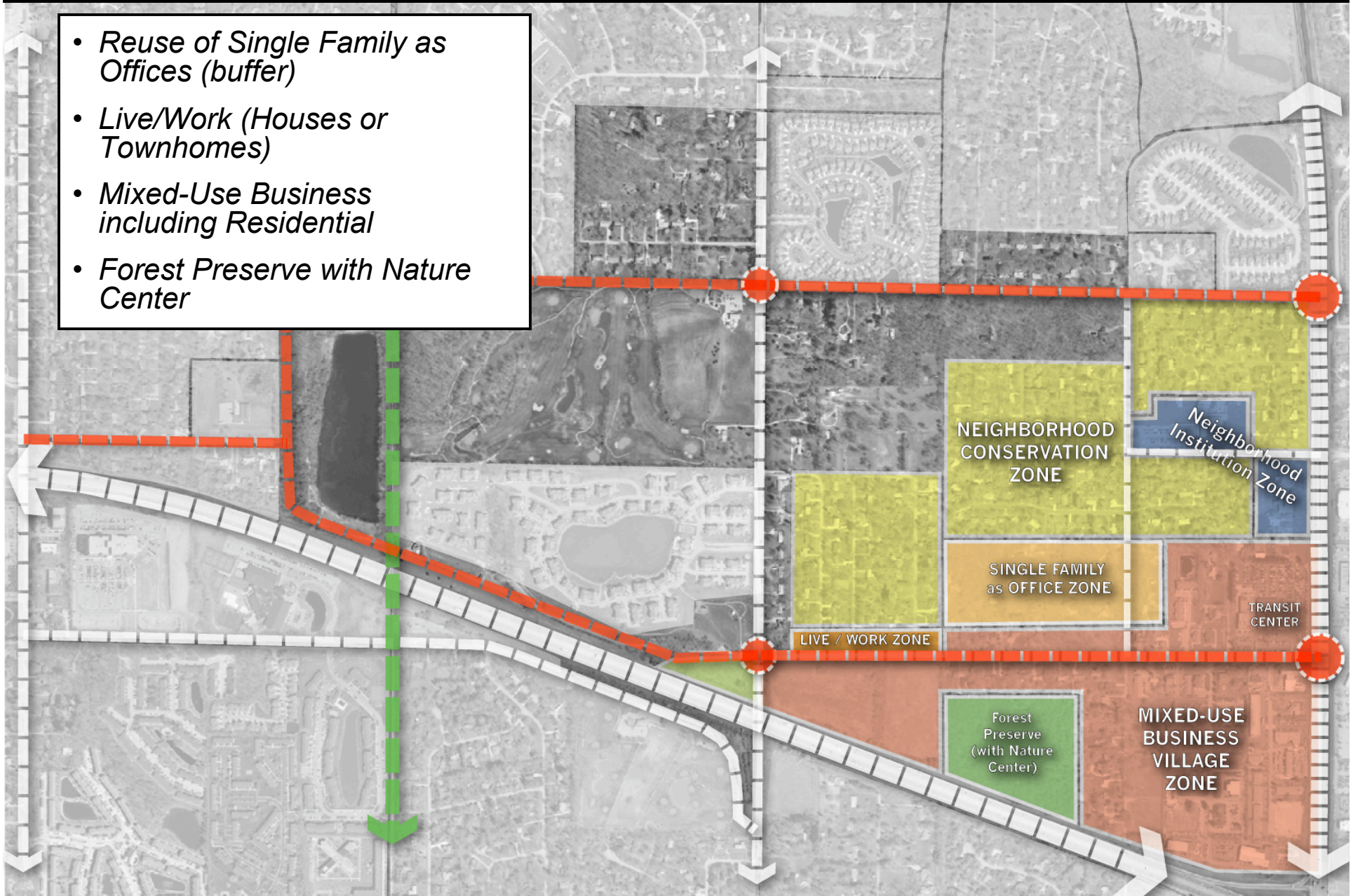
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96th Street Development Area **FRAMEWORK #2**

- *Reuse of Single Family as Offices (buffer)*
- *Live/Work (Houses or Townhomes)*
- *Mixed-Use Business including Residential*
- *Forest Preserve with Nature Center*



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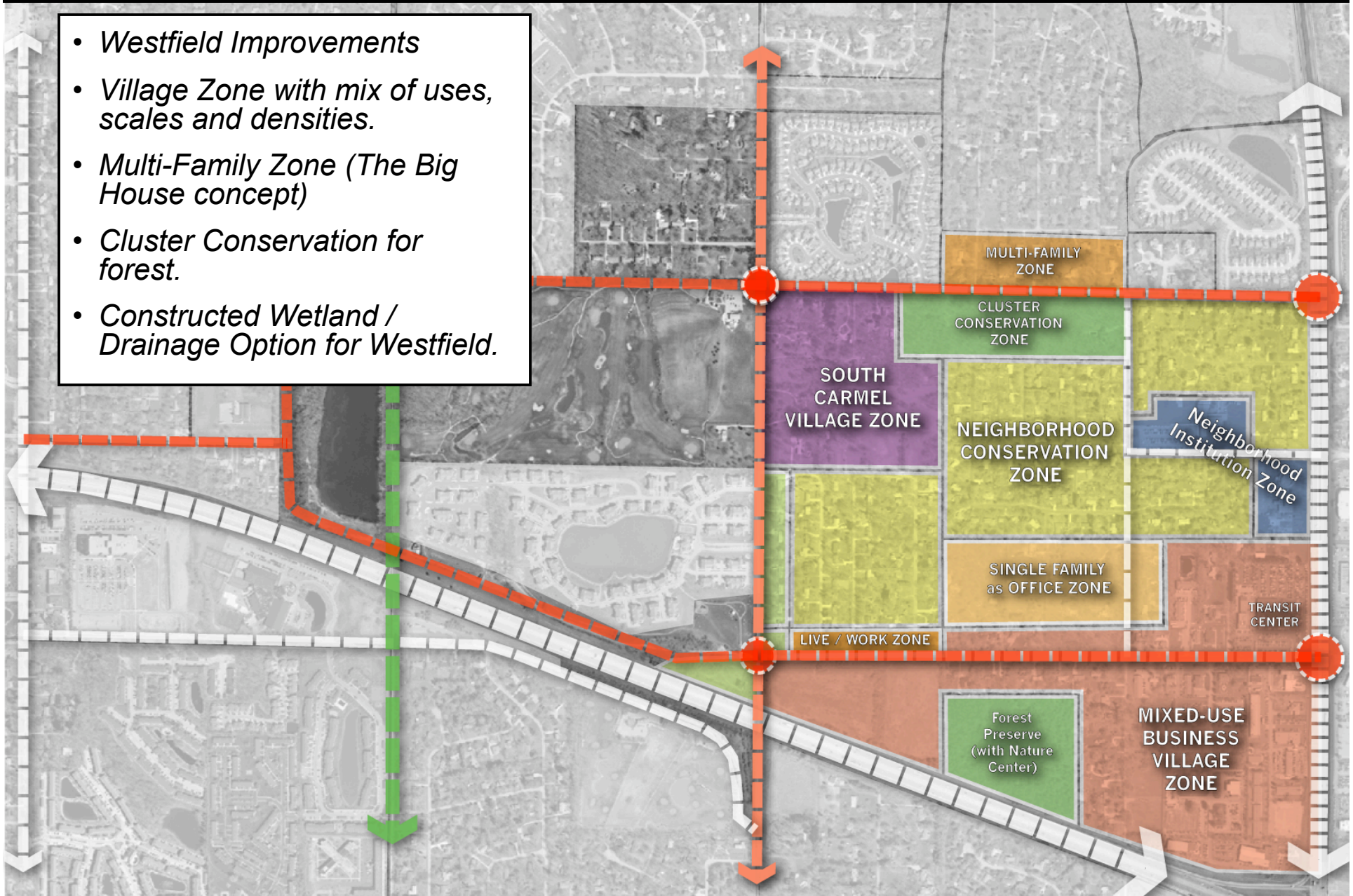
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Westfield Blvd. Development - Phase 1

FRAMEWORK #2

- *Westfield Improvements*
- *Village Zone with mix of uses, scales and densities.*
- *Multi-Family Zone (The Big House concept)*
- *Cluster Conservation for forest.*
- *Constructed Wetland / Drainage Option for Westfield.*



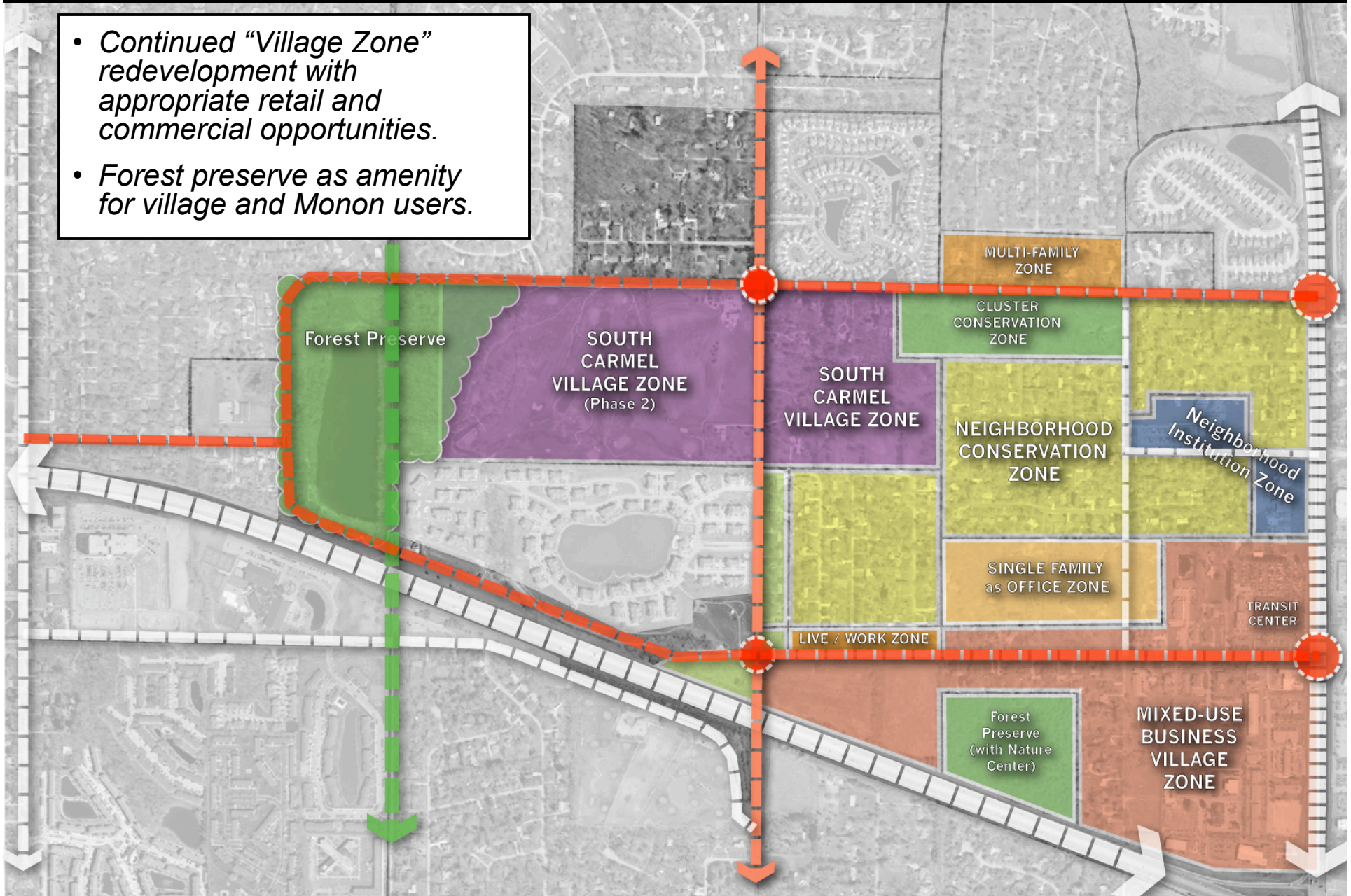
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Westfield Blvd. Development - Phase 2 **FRAMEWORK #2**

- Continued "Village Zone" redevelopment with appropriate retail and commercial opportunities.
- Forest preserve as amenity for village and Monon users.



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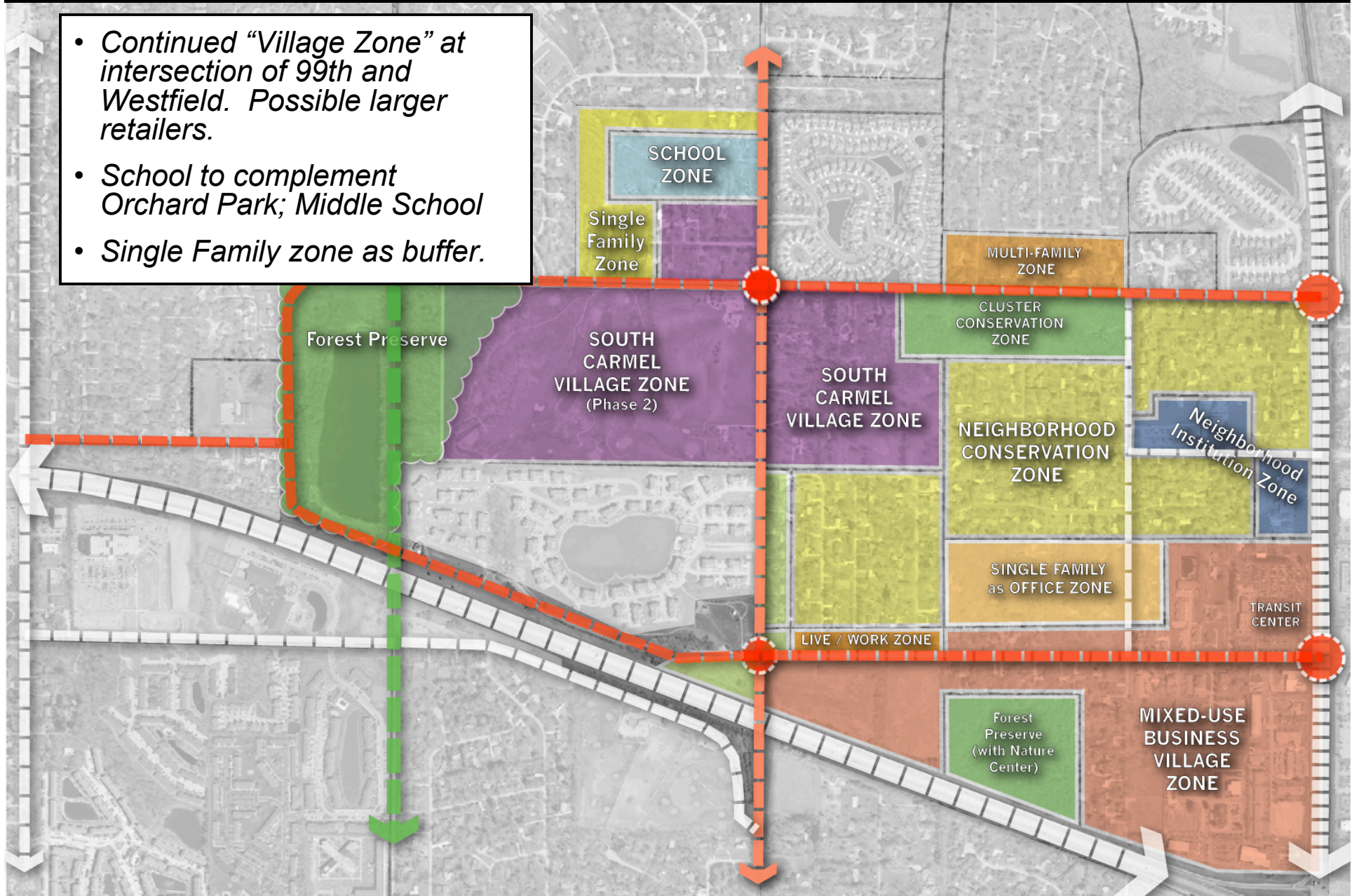
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Westfield Blvd. Development - Phase 3

FRAMEWORK #2

- Continued "Village Zone" at intersection of 99th and Westfield. Possible larger retailers.
- School to complement Orchard Park; Middle School
- Single Family zone as buffer.



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ANALOGY SECTION:

Photo Analogies

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Photo Analogies **BUSINESS VILLAGE**

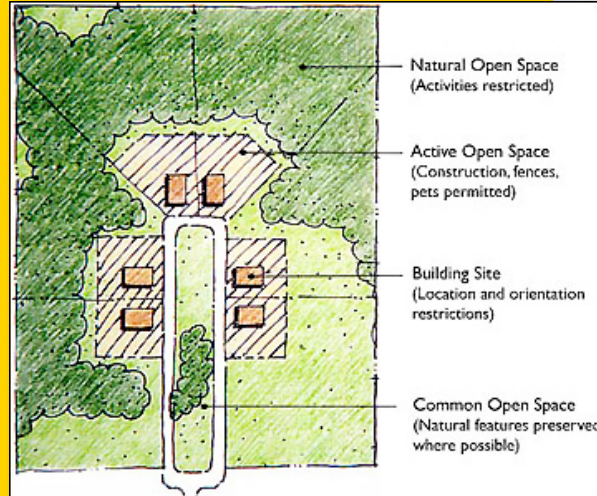
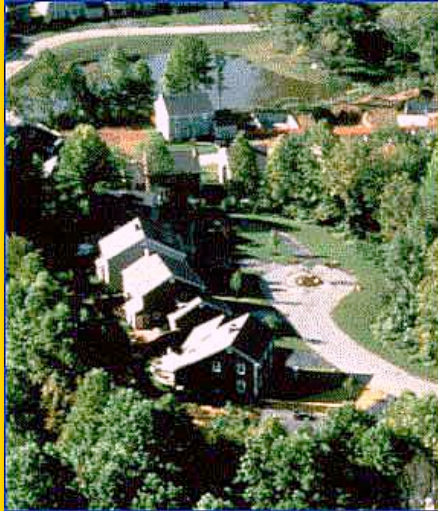


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Photo Analogies CLUSTER CONSERVATION



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Photo Analogies

LIVE / WORK & TOWNHOMES



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Photo Analogies **SINGLE FAMILY**



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Photo Analogies TRANSIT CENTER



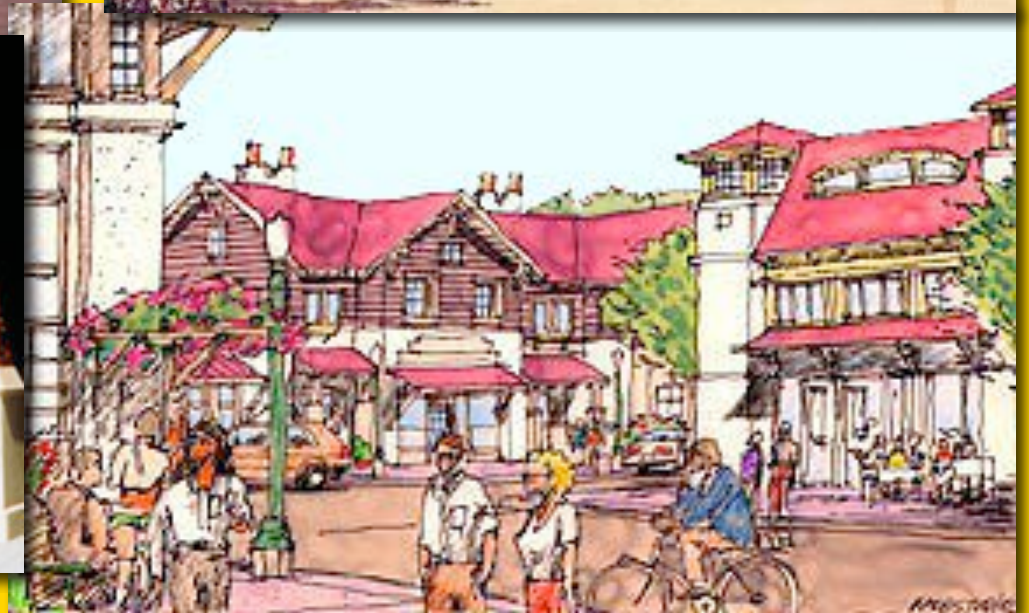
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Photo Analogies

VILLAGE MIXED-USE ZONE



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Photo Analogies VILLAGE MIXED-USE ZONE



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Photo Analogies
MULTI-FAMILY



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Photo Analogies

AUTO/BIKE/WALK DESIGN

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- **Discussion on these visions**
- **Overlay and Form-Based Zoning Planning Opportunities**
- **Further Master and Site Planning Refinement**
- **Developer Education Workshops**
- **Redevelopment Zone issues and opportunities**
- **Transit and Roadway Infrastructure Planning**